

# TANH

*Texas Airstream Harbor, Inc.  
Construction Standards  
Revised & Approved March 10th, 2018*



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## Construction Standards

### Revised and Approved March 10th, 2018

#### 1. General

These minimum standards are set forth to maintain quality and uniformity within the park. The standards apply to all new construction and/or alterations of, but not limited to, patio rooms, cabanas, RV covers, storage rooms/buildings, screen porches, driveways, satellite dishes, LPG tanks, etc.

One set of building plans along with a completed "Building Permit Application Form" shall be presented to the TAHI Secretary of the Board of Directors one week prior to the monthly TAHI board meeting before any construction commences. Upon approval of the plans, a building permit, signed by two members of the Board of Directors will be issued. The Board of Directors must approve any variances from these standards in writing. No construction, improvements, or alterations of any kind shall commence before a building permit is issued.

**A MAXIMUM of FOUR (4) cubic yards of CONCRETE and FIVE (5) cubic yards of OTHER Materials, per load, in order to preserve TAHI roads.**

#### 2. Foundations

Concrete should be five (5) sack cement per cubic yard mix. A concrete slab shall be installed prior to construction of any steel or wood framing, except columns set directly in concrete piers. Slabs shall be at least four (4) inches thick and should be reinforced with #3 (3/8") bars at 18" on center each way.

Concrete slabs shall have a minimum of 8" wide x 12" deep beam around the perimeter of the building with four (4) additional #4 (1/2") bars in the beam. Slabs requiring a deeper footing shall be reinforced with additional #4 steel bars as required. The concrete slabs shall be enlarged to 12" thick x 18" x 18" wide (minimum) at location of all columns. All concrete slabs shall have a smooth or broom finish; no rough or washed pebble finish will be permitted. Driveways shall be 4" thick reinforced with #4 bars at 18" on center. Concrete slabs shall be a minimum of four (4) inches above the high point *of the RV Port side, of the lot* adjacent to the slab. See drawing TAHI-3. Concrete slabs shall extend to a minimum of four (4) inches into existing grade. Exposed bottom of slabs shall not be allowed. The RV port slab shall be sloped 1" from front to back to provide drainage. Driveways shall not block or impede drainage. It is recommended to keep the surface of the entire slab one single level except for the 1-1/2" elevation for the enclosed areas and patios. See drawing TAHI-3. A 6 mil polyethylene vapor barrier shall be installed under all slabs.

**Note:** Due to shifting soil on which the park is located, it is recommended to use fiberglass-entrained concrete along with steel reinforcing.

#### 3. Structural

Exposed framing must be galvanized steel. Enclosed framing may be painted steel. In joining galvanized steel, it is recommended that the joints be bolted rather than welded. Cold galvanizing shall be applied to all field welds on galvanized steel. Columns and beams shall be a minimum of 4" x 4" square, 14-gauge structural steel tubing. Roof purling shall be a minimum of 3" x 3" square, 14-gauge structural steel tubing with a maximum span of 12'-0". Columns may be set in concrete, welded to an anchor plate set in concrete, or bolted to slab with anchor bolts. Galvanized tubing shall also be cold galvanized after welding.



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#### **4. Architectural**

RV covers and cabanas may be open or closed ridge design. See drawings TAHI-3 and TAHI-4. The siding and roofing of all structures must be a minimum of 26 gauge, white prefinished, metal panel and be the same design as that found on the main part of the clubhouse. Siding on the open side of the RV cover will be of variable height depending on whether the RV is a trailer or a motor home. The siding should come down to just above the windows of the RV; see drawings TAHI-3 and TAHI-4. Siding shall not exceed 12" along the side patio areas, Roof overhang shall not exceed 30" at the ridge ("high side") and "at the eave. Windows and exterior doors shall be metal (no wood permitted) construction as selected by owner. Interior design and finish of enclosed areas (patio rooms) shall be at the owner's discretion. Patio rooms may be 12' x 15' to 12' x 34'. See drawing TAHI-1. Screen porches shall be constructed of treated 2" x 4" (two by fours) spaced at a maximum 4'0" on center. Screen wire shall be galvanized or aluminum. A porch is optional; the porch area may be enclosed as part of the patio room. No projection of window air conditioner units greater than 15" from the building shall be allowed. Window A/C units may be placed in the window or in the wall above head height (6'9"). Window A/C units shall be self-supporting or supported with metal brackets furnished with the A/C unit. (No supports from ground or structure.) The exterior portion of central A/C units (condenser) shall be placed in the rear of the cabana and the interior portion (evaporator) shall be placed in the attic of the cabana. No exposed evaporator units will be allowed.

#### **5. Storage Buildings**

Storage buildings attached to an RV port or cabana shall be the same height, configuration, and material as the building to which it is attached.

Detached storage buildings shall be 10' x 10' with an 8' 6" eave height (high side) and a roof slope of 6" (8'0" low side) Detached storage buildings may be constructed with wood framing secured to the concrete slab with anchor bolts or ram set nails. If wood framing is used, the floor plate must be treated wood. The roof and siding material shall match that of cabanas and RV ports. Only one storage building shall be erected upon each lot. Replacement of existing buildings shall meet the above requirements. No building shall be moved from one lot to another unless it meets the above requirements.

#### **6. Utilities**

No outside exposed piping, except propane line, will be permitted. All plumbing piping, including but not limited to water, waste, drain, and vent piping shall meet code requirements and shall be white schedule 40 PVC, CPVC or copper. No aboveground (exposed) wiring shall be permitted. All wiring shall meet code requirements. All underground electrical and telephone wiring shall be installed in schedule 40 gray PVC conduits. Meter sockets, etc. for connecting to Jasper Newton Electric Cooperative should be on the rear of the cabana. All permanent satellite dishes (dishes located on the same lot longer than two weeks are considered permanent) shall be attached to a building or RV and elevated to prevent vehicle or mover damage. Wiring associated with satellite dishes shall be attached to the cabana and/or buried in gray electrical conduit. It is recommended that overflow lines from water heaters installed in the attic should be run out the front of the cabana.

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#### **7. Utility Markers**

“T” post markers driven with the flat side of the post approximately one foot (1’) from the pipe indicate the following: Blue Top = water; Yellow Top = electrical; Black Top = sewer.

#### **8. Liability**

The owner shall bear all liabilities for damage to other property or injury arising out of construction. Airless sprayers (only) may be used by members only; (no contractor or commercial applicators allowed) provided the member has a prior agreement with the adjoining/adjacent memberships. Failure to comply with these standards, as published herein, will necessitate action by the Board of Directors. Those structures not in compliance with these standards or granted a variance by the Board of Directors shall either be removed or reconstructed to achieve full compliance.

If TAHI taxes increase due to the construction on a member’s lot, that member shall be responsible for payment to the taxing entity.

**In the event of any conflict between the provisions of the “construction standards” and the “Ground Rules and By-laws,” the “Ground Rules and By-laws” will prevail.**

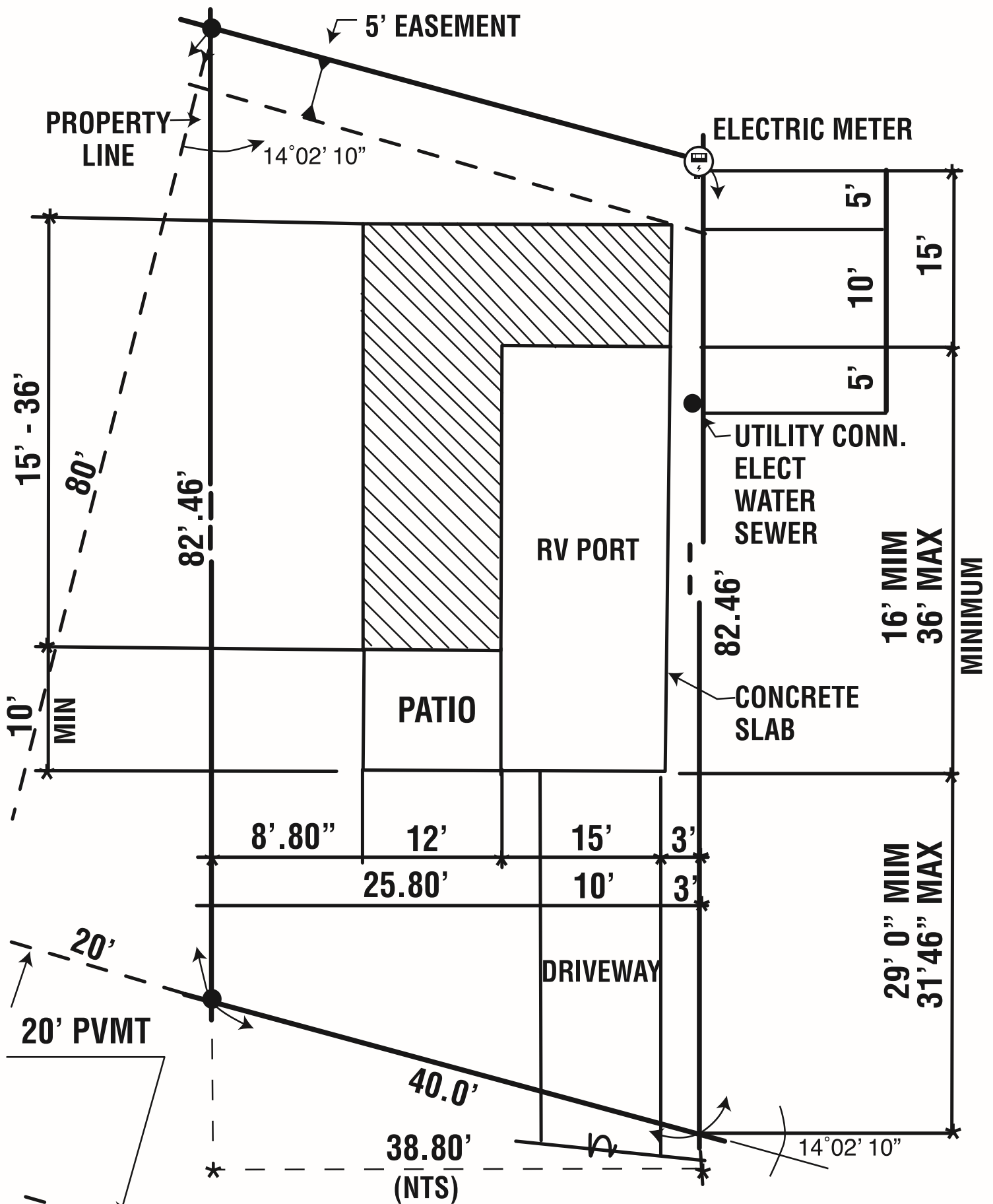
#### **9. Drawings**

The attached drawings are included as part of these standards and are intended for guidance only and not for actual construction; however, drawings may be marked or revised by the member to indicate proposed construction and submitted with a “Building Permit Application.”

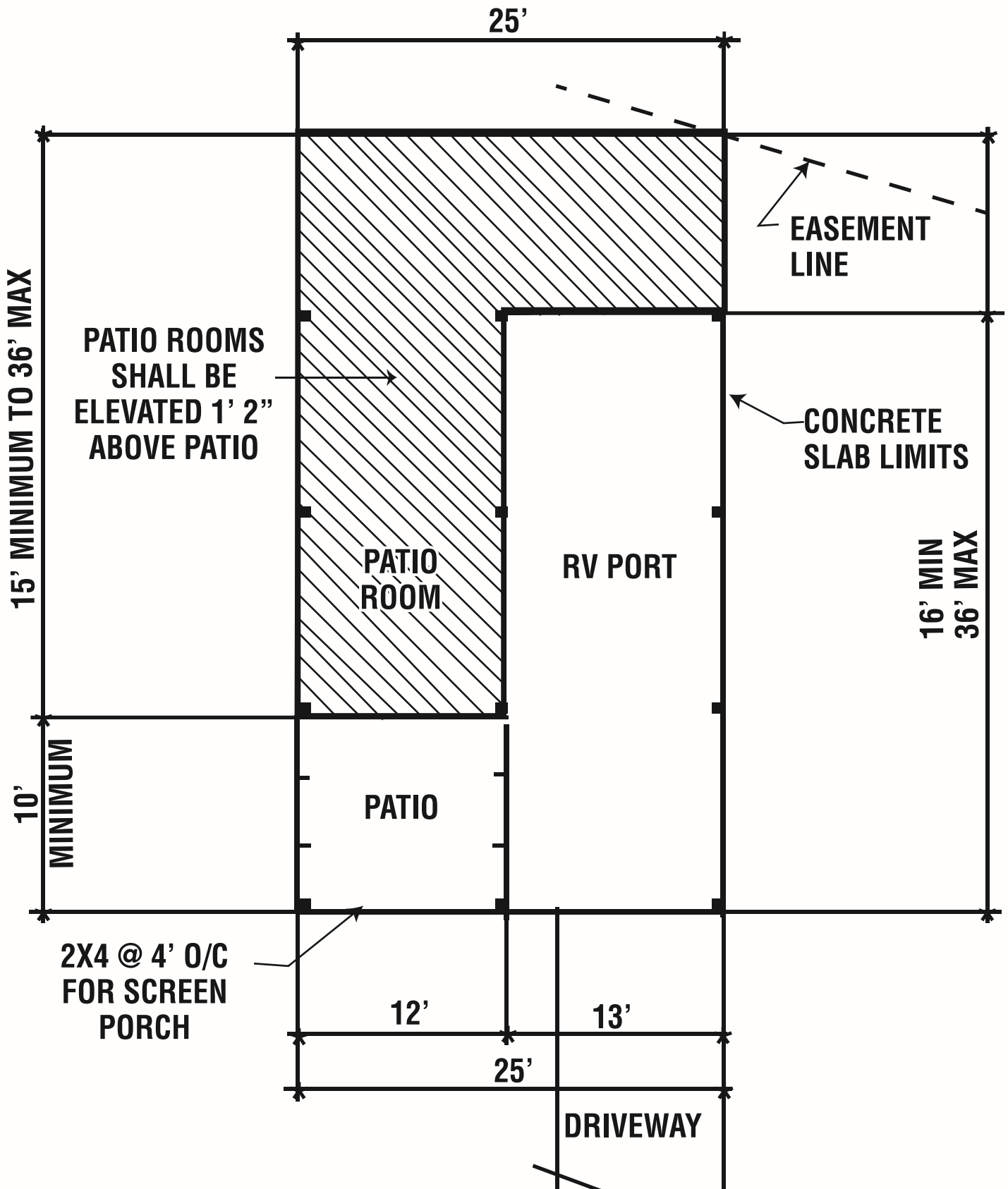
#### **List of Drawings**

<b>TAHI -1</b>	<b>Plot Plan</b>
<b>TAHI -2</b>	<b>Floor Plan</b>
<b>TAHI -3</b>	<b>Section- Open Ridge</b>
<b>TAHI -4</b>	<b>Section- Closed Ridge</b>
<b>TAHI -5</b>	<b>Elevation</b>

#### **NOTES:**

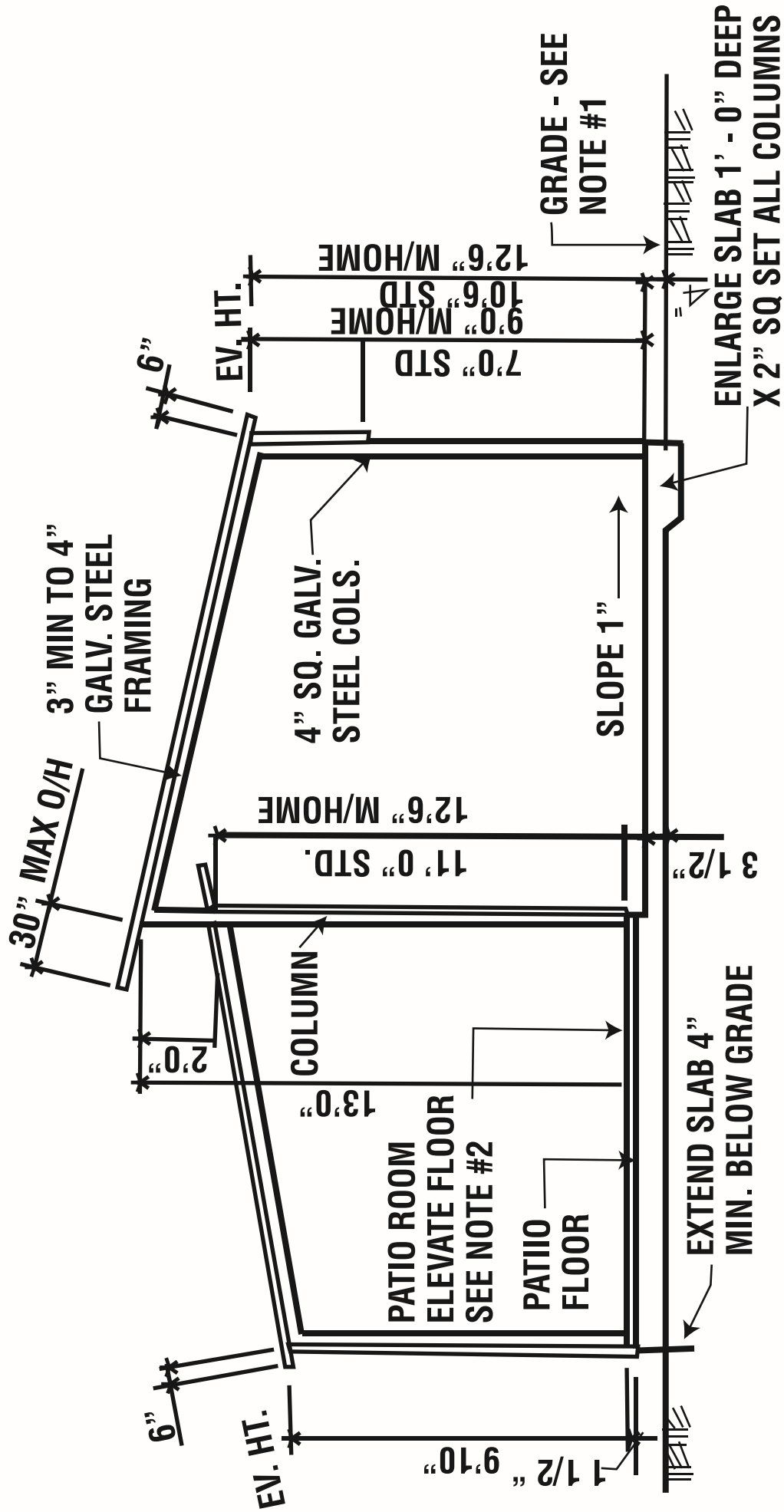


**PLOT PLAN 1" = 10' TAHI -1**



**FLOOR PLAN 1" = 10'**

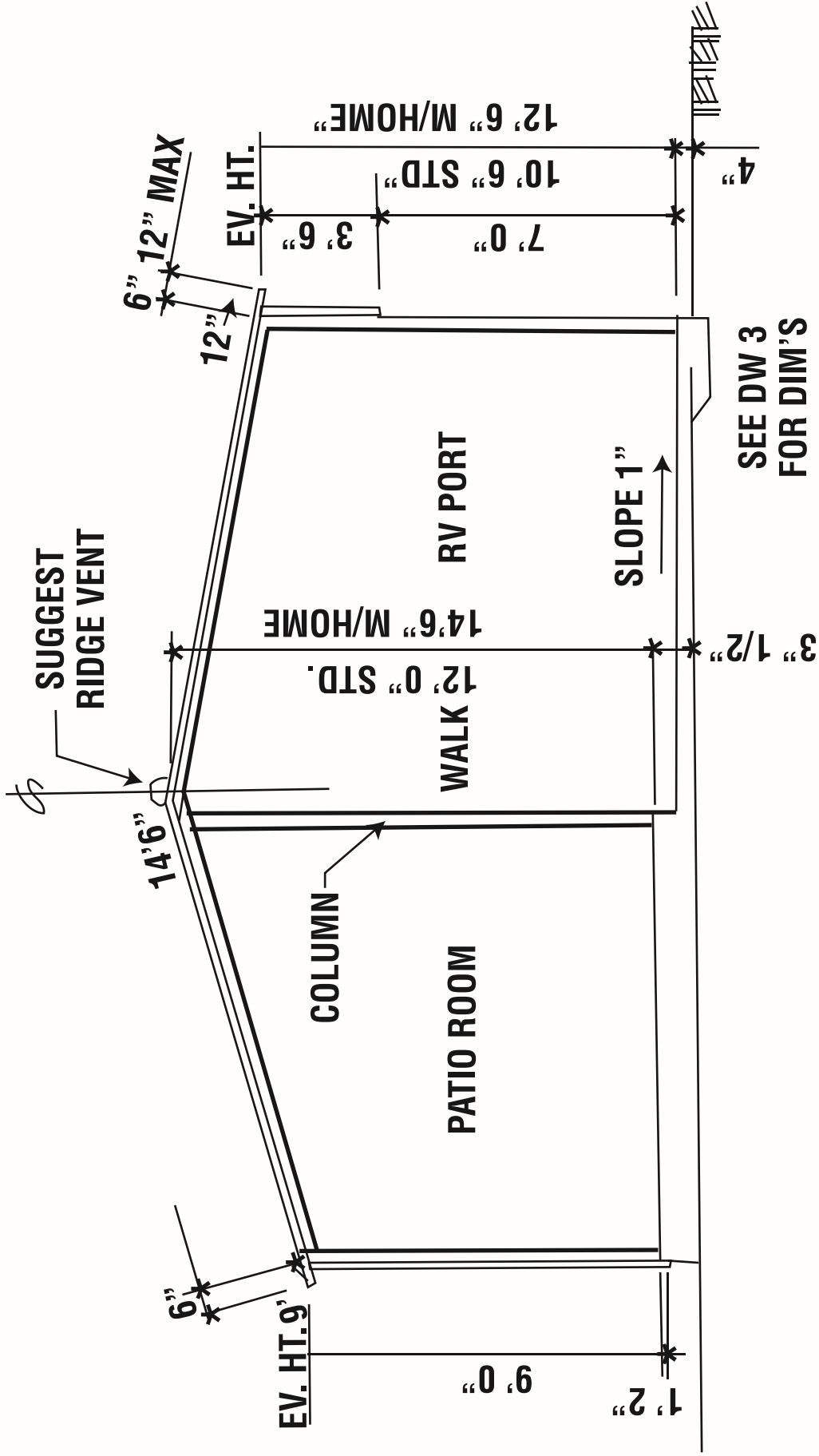
**TAHI -2**



### TYPICAL SECTION 1/4" OPEN RIDGE TYPE

#### NOTE

1. 4" MINIMUM ABOVE HIGE POINT ON LOT ADJACENT TO SLAB.
2. RAISE ENCLOSED AREA SLAB 3 1/2" ABOVE RV PORT.

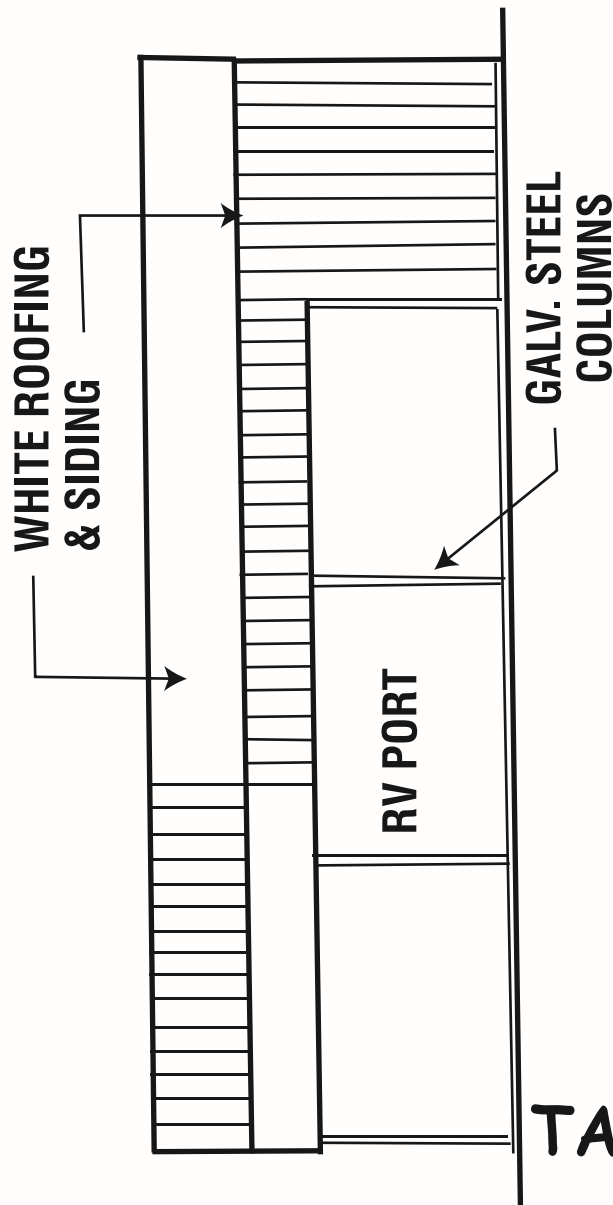
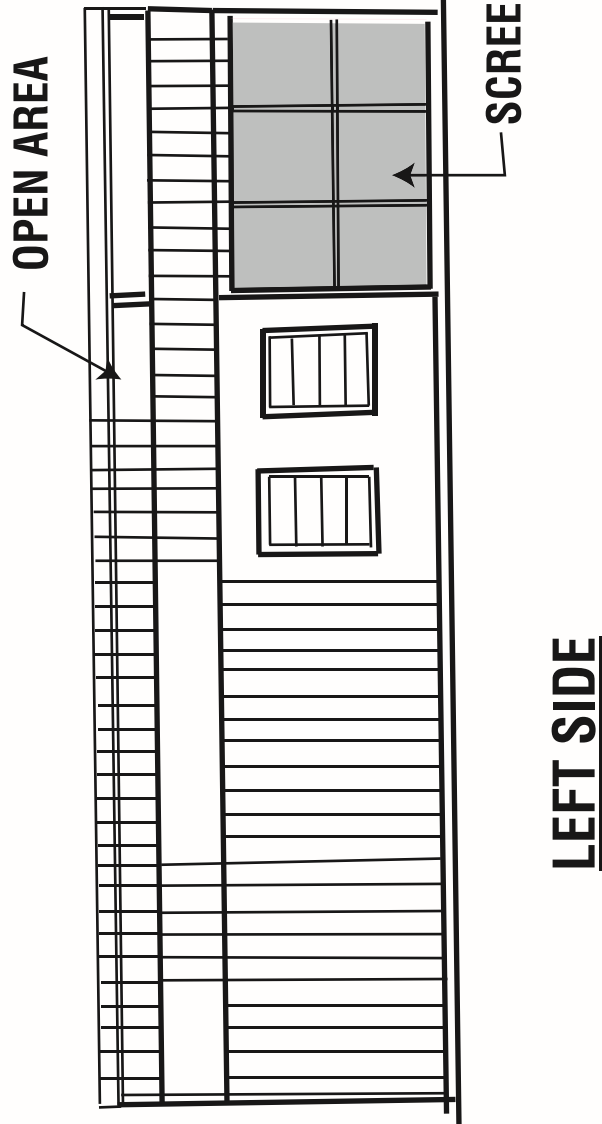
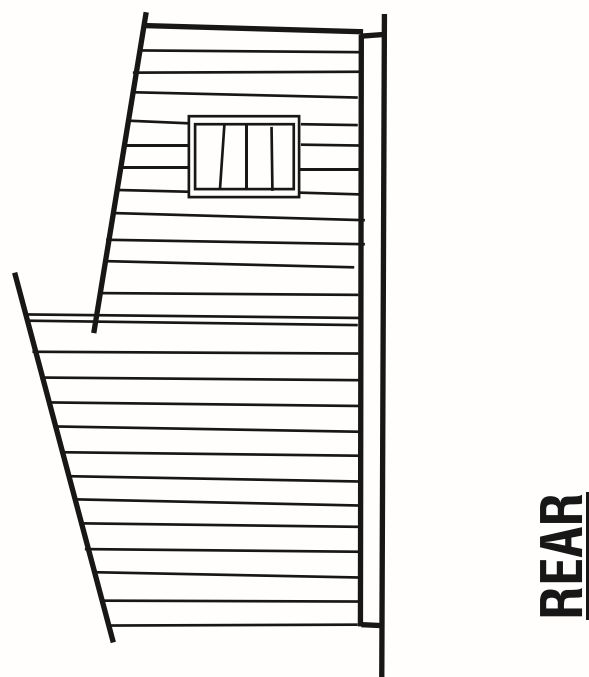
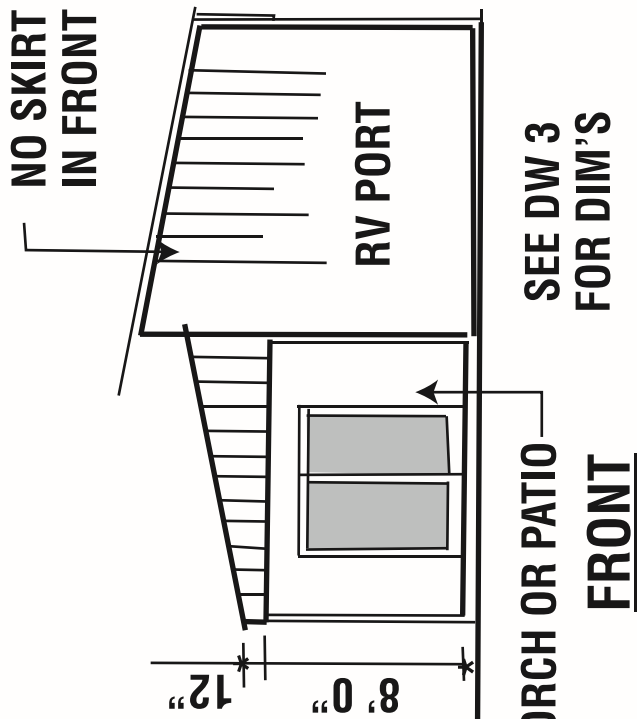


SEE DW 3  
FOR DIM'S

TYPICAL SECTION 1/4"  
CLOSED RIDGE TYPE

NOTE  
SEE HOTELS ON DIAG TAHI-3





**ELEVATIONS 1/8"**



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